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Sales & Lettings



## 41 Lower Pengeon

Pengeon, Camborne, TR14 7UJ

**£199,950**



This character well presented home is found tucked away down a small lane. There is a modern conservatory at the entrance leading to the lounge and then onto a well fitted kitchen/diner. To the first floor there are two bedrooms with the master having fitted wardrobes. The shower room also houses the airing cupboard. Outside the garden to the front has a substantial paved area and is well enclosed with flower borders.



Tucked away down a small lane, this well presented character home combines updated and traditional features.

There is a modern entrance conservatory which leads through to the lounge having a focal point granite fire surround and an inset multi fuel stove with a back boiler. The adjoining kitchen/diner has a fitted oven, hob, and hood together with base and eye level units with tiled splashbacks. it also has a tiled floor. To the first floor there are two bedrooms with the master having two lots of fitted wardrobes. There is a well appointed shower room which has fully tiled walls. The windows were replaced some years ago and also a multi fuel heating system was installed combining a fire with a back boiler. Externally there is a pathway to the front where the cottage has right of way which is also shared with one adjoining property. There is a raised paved front garden with a storage shed and also borders together with a palm tree. Pengegon has bus services to Camborne which is within about a level mile. The A30 is within a similar distance as are the out of town multiples at Pool.

#### ENTRANCE CONSERVATORY

Patio doors to the front. Tiled floor. CCTV camera.

#### LOUNGE

12'6" x 13'1" (3.83m x 4m)

Focusing on a granite fire surround with an inset multi fuel stove that has a back boiler for the radiators and hot water. A substantial staircase to the first floor. Meter cabinet.

#### KITCHEN/DINER

13'6" x 10'5" (4.12m x 3.2m)

Single drainer composite sink unit with adjoining working surfaces to either side having tiled backs and cupboards beneath. Complimentary eye level cupboards are also provided. There is a fitted electric oven, hob and cooker plus space for white goods. Radiator and tiled floor.

#### FIRST FLOOR

##### BEDROOM ONE

9'1" x 9'3" (2.78m x 2.83m)

Having a substantial walk in wardrobe stretching over the stairs. There is also a further three door wardrobe to the other wall. Part open beam ceiling. Radiator. Aspect to the front elevation.

##### BEDROOM TWO

6'6" x 12'6" (2m x 3.82m)

Access to the rear elevation. Radiator and a recess.

#### LANDING

With a loft access and a radiator.

#### SHOWER ROOM

5'6" x 8'9" (1.68m x 2.69m)

A cubicle with a Triton electric shower. Pedestal wash hand basin and low level WC. Airing cupboard with a hot water cylinder. Fan heater. Electric radiator and heated towel rail. Walls are tiled.

#### OUTSIDE

The property is approached by a shared pathway which stretches to just one further property. Please note that the next door number 39 has another right of way to the side. To the front there are steps leading to quite a substantial paved area, well enclosed and having flower borders and a substantial well established palm tree.

#### DIRECTIONS

Starting from Tesco Roundabout proceed from Dolcoath Road and turn right at the sign marked Pengegon. Pass Trecarrack Road, leave your car near to here as possible. A for sale sign will identify the walk way down to the property.

#### AGENTS NOTE

Please note most internal walls have a rough cast cottage finish which add to the character of the home.

TENURE: Freehold.

COUNCIL TAX BAND: A.

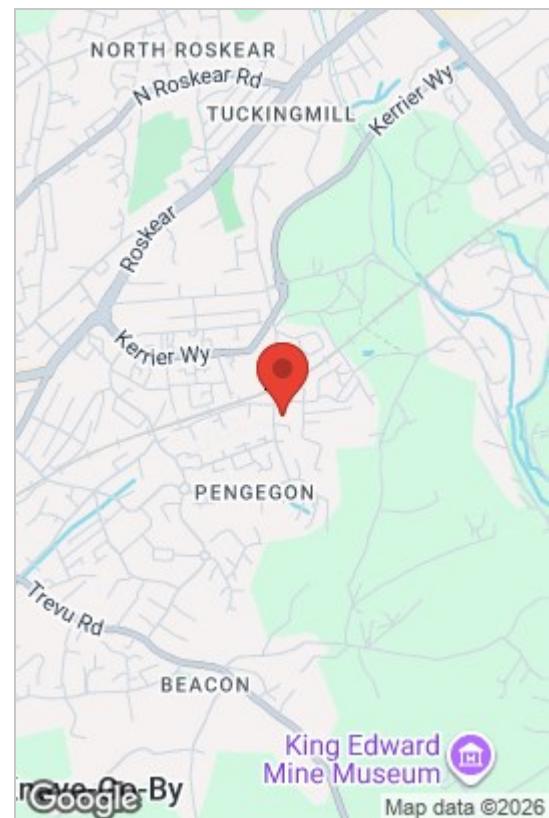
#### SERVICES

Mains drainage, mains water, mains electricity and wood burner heating.

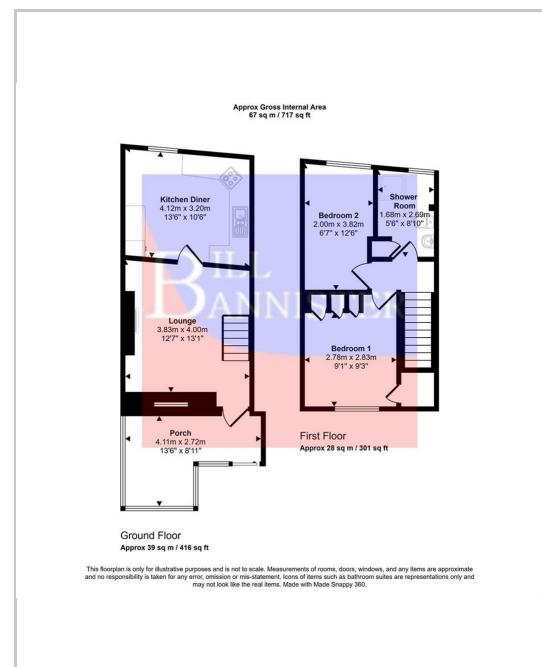
Broadband highest available download speeds - Standard 10 Mbps, Superfast 52 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Variable, Three Variable, O2 Good, Vodafone Good (sourced from Ofcom).

#### Area Map



#### Floor Plans



#### Energy Efficiency Graph

